

# PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Maurice L. McCotter, legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1401.3B.1a to permit a lot width of 100' in lieu of the required 150' and side yard setbacks of 20' in lieu of the required 25' respectively.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

This is an existing lot, with the trailer being here since 1972. The trailer has been lived in by Maurice McCotter, Mary McCotter (wife), and their five (5) children for seven (7) years.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser: Maurice McCotter  
Address: Box 55, Upperco, Md 21155  
Legal Owner: Maurice McCotter  
Address: Box 55, Upperco, Md 21155  
Petitioner's Attorney: \_\_\_\_\_  
Protestant's Attorney: \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of June, 1979, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 16th day of August, 1979, at 9:15 o'clock A.M.

(over)

# PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Maurice L. McCotter, legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an \_\_\_\_\_ zone to an \_\_\_\_\_ zone; for the following reasons:

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for \_\_\_\_\_ Trailer - RG2

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser: Maurice McCotter  
Address: Box 55, Upperco, Md 21155  
Legal Owner: Maurice McCotter  
Address: Box 55, Upperco, Md 21155  
Petitioner's Attorney: \_\_\_\_\_  
Protestant's Attorney: \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of June, 1979, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 16th day of August, 1979, at 9:15 o'clock A.M.

(over)

# IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMITS RECEIVED

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Maurice L. McCotter, legal owner of the property situated in Baltimore County, the property outline of which is drawn to scale, complete with bearings and distances, and 200 FT. SCALE MAPS, WHICH ARE ATTACHED HERETO, HEREBY MAKE APPLICATION TO FILE FOR A SPECIAL EXCEPTION AND OR SPECIAL PERMITS IN A R.C. 2 ZONE TO USE THE HEREIN DESCRIBED PROPERTY FOR

Trailer (Existing)

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GROSS SITE AREA: 1.15 Acres LEED REF. \_\_\_\_\_  
GRADING: None % OF OVERALL SITE WILL REQUIRE GRADING.

BUILDING SIZE  
GROUND FLOOR: 12 x 60 AREA: 720 sq. ft.  
NUMBER OF FLOORS: 1 TOTAL HEIGHT: 10'  
FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = \_\_\_\_\_

BUILDING USE  
GROUND FLOOR: Residential OTHER FLOORS: \_\_\_\_\_

REQUIRED NUMBER OF PARKING SPACES  
GROUND FLOOR: \_\_\_\_\_ OTHER FLOORS: \_\_\_\_\_ TOTAL: \_\_\_\_\_

PAVING  
AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES: \_\_\_\_\_  
(PAVED AREA MAY BE ESTIMATED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY 360)

UTILITIES  
WATER: ☐ PUBLIC ☒ PRIVATE, TYPE OF SYSTEM: Well

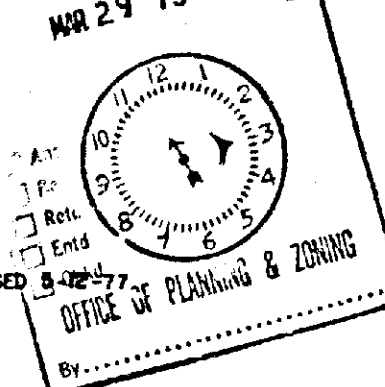
SEWER: ☐ PUBLIC ☒ PRIVATE, TYPE OF SYSTEM: Septic

UTILITIES SECURITY APPROVAL: 3/29/79  
BUREAU OF LAND DEVELOPMENT

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

APPLICANT, LESSEE OR CONTRACT PURCHASER: Maurice L. McCotter  
ADDRESS: Box 55, Upperco, Maryland 21155

THE PLANNING BOARD HAS DETERMINED ON 6-21-79 THAT THE PROPOSED DEVELOPMENT DOES / DOES NOT CONFORM TO THE REQUIREMENTS OF SUBSECTION 22-15.1(F) OF THE BALTIMORE COUNTY CODE, 1968.



DATE: 6-22-79  
CHAIRMAN, BALTIMORE COUNTY PLANNING BOARD  
ACTING DIRECTOR

Mr. Maurice L. McCotter  
Box 55  
Upperco, Maryland 21155

RE: Petitions for Special Exception and Variances  
NW/S of Parrish Road, 2500' NE of Emory Road - 4th Election District  
Maurice L. McCotter - Petitioner  
NO. 80-38-XA (Item No. 206)

Dear Mr. McCotter:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,  
W  
WILLIAM E. HAMMOND  
Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hessian, III, Esquire  
People's Counsel

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER  
PETITION FOR VARIANCES : OF BALTIMORE COUNTY  
NW/S of Parrish Road 2500' NE of Emory Road, 4th District

Maurice L. McCotter, Petitioner : Case No. 80-38-XA

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel

John W. Hessian, III  
John W. Hessian, III  
People's Counsel for Baltimore County  
County Office Building  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 31st day of July, 1979, a copy of the foregoing Order was mailed to Mr. Maurice L. McCotter, Box 55, Upperco, Maryland 21155, Petitioner.

John W. Hessian, III  
John W. Hessian, III

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

William E. Hammond  
Zoning Commissioner  
TO: John D. Seyffert, Director  
FROM: Office of Planning and Zoning  
SUBJECT: Petition #80-38-XA.

Petition for Special Exception for a trailer and Variance for side yard setbacks and lot width  
Northwest side of Parrish Road 2500 feet Northeast of Emory Road  
Petitioner - Maurice L. McCotter

4th District

HEARING: Thursday, August 16, 1979

There are no comprehensive planning factors requiring comment on this petition.

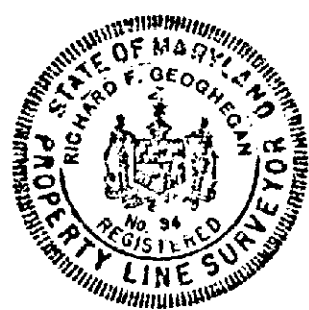
John D. Seyffert  
John D. Seyffert, Director of Planning and Zoning

JDS:JGH:rw

### DESCRIPTION FOR SPECIAL EXCEPTION AND VARIANCE

Beginning at a point on the northwest side of Parrish Road approximately 2500 feet northeast of Emory Road and running N 34° 29' 00" E 100 feet; thence S 47° 23' 00" E 511.94 feet; thence S 47° 10' 00" W 99.31 feet; and, thence N 47° 23' 00" W 489.98 feet to the place of beginning.

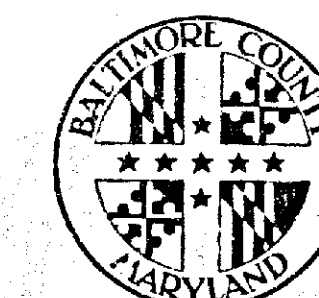
Also known as Box 55 Upperco, Maryland.



## BALTIMORE COUNTY

### ZONING PLANS

### ADVISORY COMMITTEE



### PETITION AND SITE PLAN

### EVALUATION COMMENTS



ORDER RECEIVED FOR FILING

DATE September 6, 1979

BY John L. Wimbly

ADMINISTRATIVE ASSISTANT

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance(s) requested will not adversely affect the health, safety, and general welfare of the community; and, therefore, the Variances should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 6th day of September, 1979, that the herein Petition for Variances to permit a lot width of 100 feet in lieu of the required 150 feet and side yard setbacks of 20 feet in lieu of the required 25 feet should be and the same is GRANTED, from and after the date of this Order, subject to the terms, provisions, and conditions of the accompanying Special Exception Order.

William E. Hammond  
Zoning Commissioner of  
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE September 6, 1979

BY John L. Wimbly

ADMINISTRATIVE ASSISTANT

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met, the Special Exception for a trailer, for the expressed purpose of a residential dwelling for the Petitioner only, should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 6th day of September, 1979, that the herein Petition for Special Exception for a trailer, for the expressed purpose of a residential dwelling for the Petitioner only, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restriction:

1. At such time as the Petitioner removes, or moves from said trailer, the Special Exception is terminated.
2. Approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

William E. Hammond  
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of \_\_\_\_\_

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 197\_\_\_\_, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a \_\_\_\_\_ zone; and/or the Special Exception for \_\_\_\_\_ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Mr. Maurice L. McCotter  
Box 55  
Upperco, Maryland 21155

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 21st day of June, 1979.

William E. Hammond  
Zoning Commissioner

Petitioner: Maurice L. McCotter

Petitioner's Attorney \_\_\_\_\_

Reviewed by: Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

# BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 3, 1979

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Chairman  
Nicholas B. Commodari

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Road Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Mr. Maurice L. McCotter  
Box 55  
Upperco, Maryland 21155

RE: Item No. 206  
Petitioner - Maurice L. McCotter  
Special Exception and Variance  
Petitions

Dear Mr. McCotter:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petitions. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

This combination hearing is required in order to legalize the lot width and side yard setbacks of the existing trailer, which has been located on this 1.15 acre parcel for a number of years.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas B. Commodari  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NE Cmr

Enclosures

Baltimore County  
Department of Public Works  
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.  
DIRECTOR

May 23, 1979

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #206 (1978-1979)  
Property Owner: Maurice L. McCotter  
1/4S Parrish Rd. 2500' NE Emory Rd.  
Existing Zoning: RC-2  
Proposed Zoning: Special Exception for a trailer (IDCA 79-13X) and Variance to permit a lot width of 100' in lieu of the required 150' and side setbacks of 20' in lieu of the required 25'.  
Acres: 1.15 District: 4th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

## General:

Comments were supplied for this property for IDCA Project 79-13X. Subdivision of this property within Baltimore County is subject to Baltimore County Subdivision Regulations.

## Highways:

Parrish Road is a private road, not maintained by Baltimore County, and no public road improvements are proposed at this time. This road, if improved in the future, would be on a minimum 50-foot right-of-way.

## Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

## Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #206 (1978-1979)  
Property Owner: Maurice L. McCotter  
Page 2  
May 23, 1979

## Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property, which is utilizing private onsite facilities.

This property is tributary to Liberty Reservoir, and beyond the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line and in an area designated "No Planned Service" on Baltimore County Water and Sewerage Plans W-9B and S-9B, as amended.

Very truly yours,

Ellsworth N. Diver, P.E.  
ELLSWORTH N. DIVER, P.E.  
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Wimbly

BB-NE Key Sheet  
91 & 92 NW 44 Pos. Sheets  
NW 23 K Topo  
25 & 31 Tax Maps

Baltimore County  
Office of Planning and Zoning  
TOWSON, MARYLAND 21204  
(301) 494-3211

LESLIE H. GRAEF  
DIRECTOR

July 6, 1979

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #206, Zoning Advisory Committee Meeting, April 10, 1979, are as follows:

Property Owner: Maurice L. McCotter  
Location: NW/4S Parrish Road 2500' NE Emory Road  
Existing Zoning: RC-2  
Proposed Zoning: Special Exception for a trailer (IDCA 79-13-X) and Variance to permit a lot width of 100' in lieu of the required 150' and side setbacks of 20' in lieu of the required 25'.  
Acres: 1.15  
District: 4th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbly  
John L. Wimbly  
Planner III  
Current Planning and Development

Baltimore County  
Department of Traffic Engineering  
TOWSON, MARYLAND 21204  
(301) 494-3550

STEPHEN E. COLLINS  
DIRECTOR

July 5, 1979

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

This department has no comments about item numbers 205, 206, 208, 209, 210, and 211.

Very truly yours,

Michael S. Planigan  
Michael S. Planigan  
Engineer Associate II

MSF/mjm



June 8, 1979

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 206, Zoning Advisory Committee meeting of April 10, 1979, are as follows:

Property Owner: Maurice L. McCotter  
Location: NW/S Parrish Rd. 2500' NE Emory Rd.  
Existing Zoning: R.C. 2  
Proposed Zoning: Special Exception for a trailer (IDCA 79-13-X) and Variance to permit a lot width of 100' in lieu of the required 150' and side setbacks of 20' in lieu of the required 25'

Acres: 1.15  
District: 4

The trailer is presently served by a private water well and sewage disposal system, both of which appear to be functioning properly. Therefore no health hazards are anticipated.

Very truly yours,  
*John J. Forrest*  
John J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

LIF/JRP:phd

May 21, 1979

Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: N. Commodari, Chairman  
Zoning Advisory Committee

Re: Property Owner: Maurice L. McCotter

Location: NW/S Parrish Rd. 2500' NE Emory Rd.

Item No. 206 Zoning Agenda Meeting of 4/10/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- ( ) 6. Site plans are approved as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *St J. Kelly* Noted and Approved: *George M. Wagonet*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

April 25, 1979

Mr. S. Eric DiNenna, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item # 206 Zoning Advisory Committee Meeting, April 10, 1979 are as follows:

Property Owner: Maurice L. McCotter  
Location: NW/S Parrish Road 2500' NE Emory Road  
Existing Zoning: R.C. 2  
Proposed Zoning: Special Exception for a trailer (IDCA 79-13-X) and Variance to permit a lot width of 100' in lieu of the required 150' and side setbacks of 20' in lieu of the required 25'.  
Acres: 1.15  
District: 4th

The items checked below are applicable:

- A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.
- B. A building permit shall be required before construction can begin.
- C. Additional \_\_\_\_\_ Permits shall be required.
- D. Building shall be upgraded to new use - requires alteration permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- H. Retained setback variance conflicts with the Baltimore County Building Code. See Section \_\_\_\_\_.
- I. No Comment.
- XJ. Comment: No additions shall be permitted to a mobile home unless it can comply with the Code requirements for one and two family dwellings, (Section 425.0 B.O.C.A. Code).

Very truly yours,

*Charles E. Burnham*  
Charles E. Burnham  
Plans Review Chief

CEB:rrj

## BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 17, 1979

Mr. S. Eric DiNenna  
Zoning Commissioner  
Baltimore County Office Building  
Towson, Maryland 21204

Z.A.C. Meeting of: April 10, 1979

RE: Item No: 205, 206, 207, 208, 209, 210, 211  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,

*W. Nick Petrovich*  
W. Nick Petrovich,  
Field Representative

NWP/bp

JOSEPH M. MCGOWAN, PRESIDENT  
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT  
MARCUS M. BOTSARIS

THOMAS H. BOYER  
MRS. LORRAINE R. CHIRBUS  
ROGER S. HAYDEN

ALVIN LORECK  
MRS. MILTON R. SMITH, JR.  
RICHARD W. TRACEY, D.V.M.

ROBERT V. DUBEL, SUPERINTENDENT

### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 4th Date of Posting: July 27, 1979  
Posted for: PETITION FOR SPECIAL EXCEPTION AND VARIANCE  
Petitioner: MAURICE L. MCCOTTER  
Location of property: NW/SIDE PARRISH RD. 2500' NE EMORY ROAD  
Location of Signs: NW/SIDE PARRISH RD. 2500' NE OF EMORY RD  
Remarks: Sharon K. Nialand  
Posted by: Signature Date of return: AUGUST 3, 1979

2-SIGNS

### BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received \* this 12 day of July 1979. Filing Fee \$ 50.00. Received Check Cash Other

*S. Eric DiNenna*  
S. Eric DiNenna,  
Zoning Commissioner

Petitioner: Sharon K. Nialand Submitted by Mc Cotter  
Petitioner's Attorney: \_\_\_\_\_ Reviewed by St J

\* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

### PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>St J</u>	Revised Plans: Change in outline or description _____ Yes _____ No									
Previous case: _____	Map # _____									

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 78793

DATE July 16, 1979 ACCOUNT #01-662

AMOUNT \$50.00

RECEIVED FROM Maurice L. McCotter

FOR Filing Fee for Case #80-38-XA

87302117 50.00 MC

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 83118

DATE August 16, 1979 ACCOUNT 01-662

AMOUNT \$19.48 (cash)

RECEIVED FROM Maurice L. McCotter

FOR Posting & advertising property Case No. 80-38-XA

43012118 19.48 MC

VALIDATION OR SIGNATURE OF CASHIER



TOWSON, MD. 21204 August 2, 1979

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR SPECIAL EXCEPTION & VARIANCE was inserted in the following: Maurice L. McCotter

- ☐ Catonsville Times ☐ Arbutus Times  
☐ Essex Times ☒ Community Times  
☐ Towson Times

weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 3 day of August, 1979, that is to say, the same was inserted in the issues of August 2, 1979.

STROMBERG PUBLICATIONS, INC.

BY Louise Parnshelter

### PETITION FOR SPECIAL EXCEPTION AND VARIANCE 4th DISTRICT

ZONING: Petition for Special Exception for a trailer and Variance for side yard setbacks and lot width.  
LOCATION: Northwest side of Parrish Road 2500 feet Northeast of Emory Road.  
DATE & TIME: Thursday, August 16, 1979 at 9:45 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a trailer (IDCA 79-13-X) and Variance to permit a lot width of 100 feet in lieu of the required 150 feet and side yard setbacks of 20 feet in lieu of the required 25 feet.

The Zoning Regulation to be excepted as follows:  
Section 1A01B1C6-lot width and side yard setbacks.

All that parcel of land in the Fourth District of Baltimore County, beginning at a point on the northwest side of Parrish Road approximately 200 feet northeast of Emory Road and running N 34° 29' 00" E 100 feet, thence S 47° 22' 00" E 111.94 feet, thence S 47° 10' 00" W 99.31 feet, and thence S 47° 22' 00" W 49.99 feet to the place of beginning.

Also known as Box 55 Upperco, Maryland.  
Being the property of Maurice L. McCotter, as shown on plat plan filed with the Zoning Department. Hearing Date: Thursday, August 16, 1979 at 9:45 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By Order of  
WILLIAM E. HAMMOND,  
Zoning Commissioner  
of Baltimore County  
Aug. 2

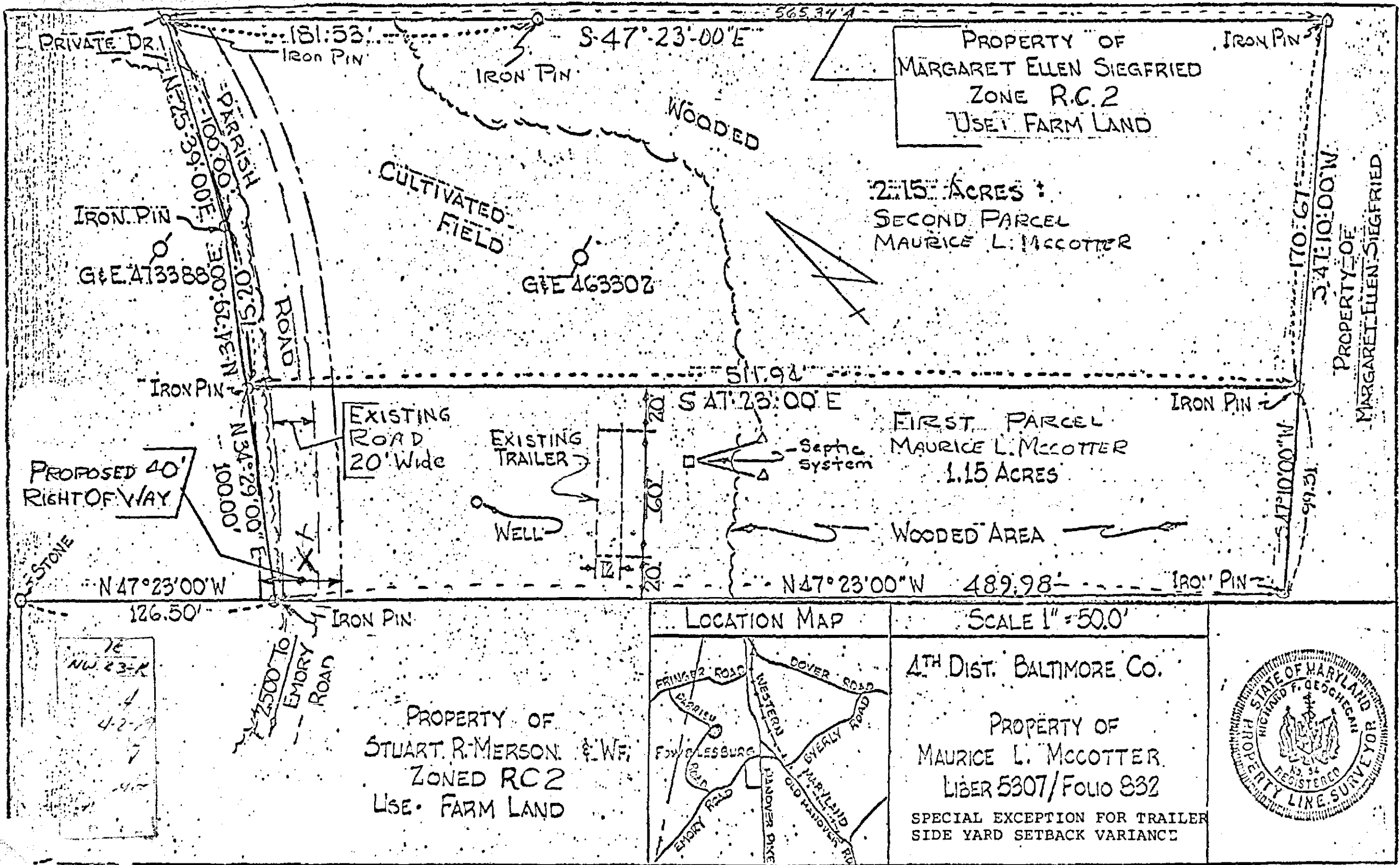
### CERTIFICATE OF PUBLICATION

TOWSON, MD., August 2, 1979

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week one time successive weeks before the 16th day of August, 1979, the first publication appearing on the 2nd day of August, 1979..

THE JEFFERSONIAN,  
*L. L. Lusk*  
Manager.

Cost of Advertisement, \$ \_\_\_\_\_

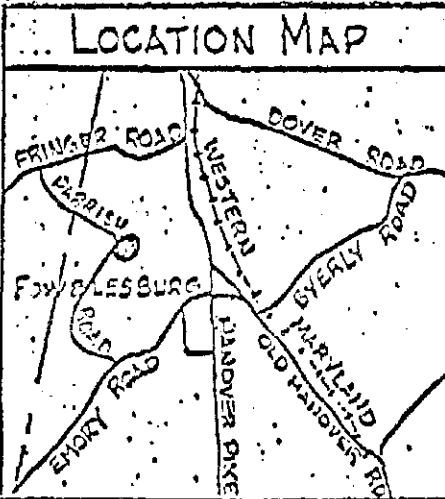


PROPERTY OF  
MARGARET ELLEN SIEGFRIED  
ZONE R.C.2  
USE: FARM LAND

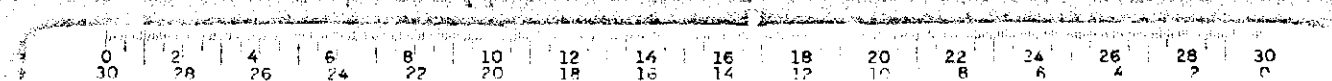
2.15 ACRES ±  
SECOND PARCEL  
MAURICE L. MCCOTTER

FIRST PARCEL  
MAURICE L. MCCOTTER  
1.15 ACRES

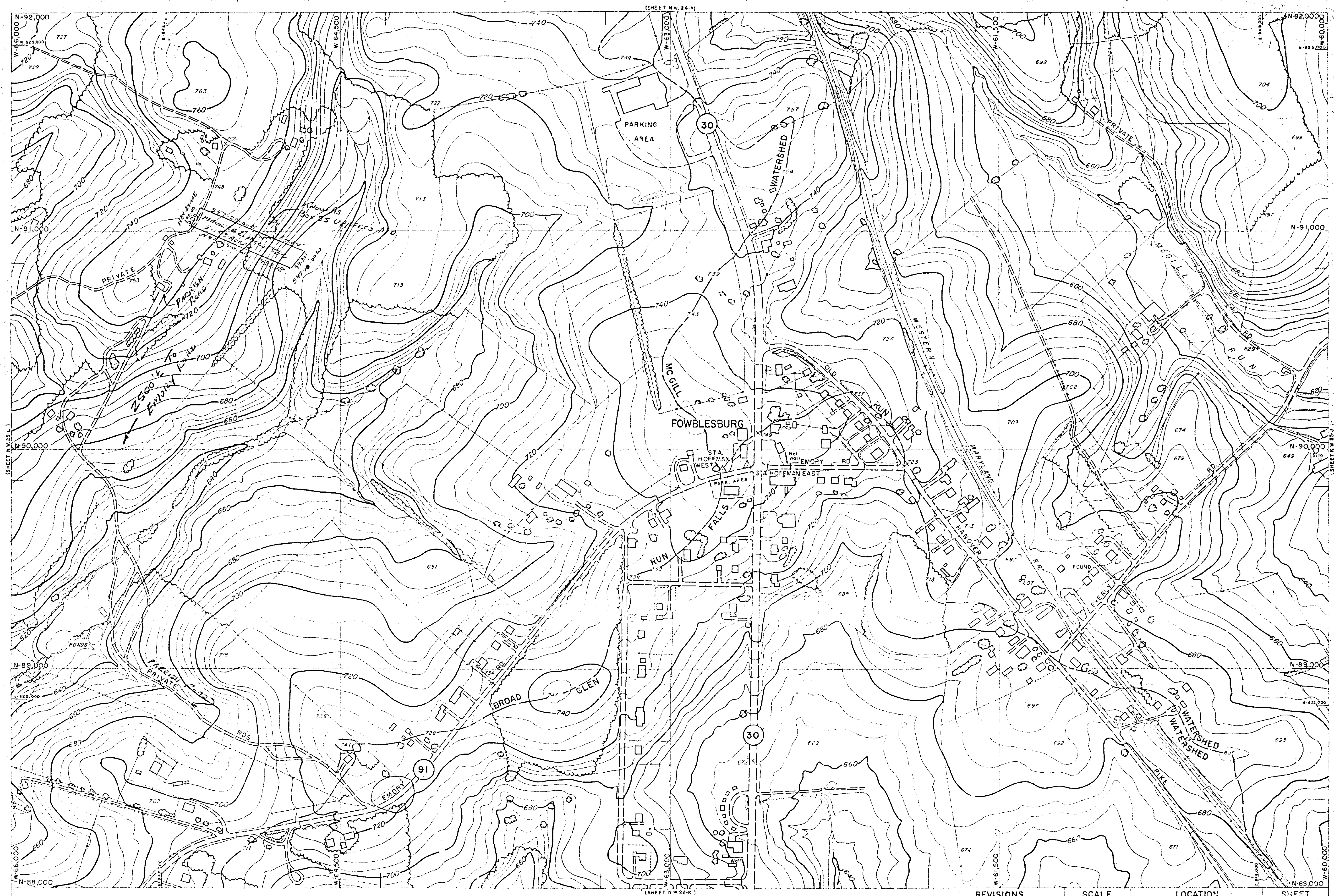
PROPERTY OF  
STUART R. MERSON  
ZONED RC2  
USE: FARM LAND



SCALE 1" = 50.0'  
4TH DIST. BALTIMORE CO.  
PROPERTY OF  
MAURICE L. MCCOTTER  
LIBER 5307/FOLIO 832  
SPECIAL EXCEPTION FOR TRAILER  
SIDE YARD SETBACK VARIANCE







BB - SE  
BB - NE

PHOTOGRAMMETRIC MAP OF  
BALTIMORE COUNTY, MARYLAND

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'		N. W.
		DATE OF PHOTOGRAPHY	FOWBLESBURG	23-K
Topography Compiled By Photogrammetric Methods MAPS INCORPORATED - BALTIMORE, MD. 21206				

Topography Compiled By Photogrammetric Methods  
MAPS INCORPORATED-BALTIMORE 22 MAR 1964

